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中國海外宏洋集團有限公司
CHINA OVERSEAS GRAND OCEANS GROUP LTD.

(incorporated in Hong Kong with limited liability)
(Stock Code: 81)

UNAUDITED OPERATING STATISTICS FOR APRIL 2026

The board of directors (the "**Board**") of China Overseas Grand Oceans Group Limited (the "**Company**") is pleased to announce certain unaudited operating statistics of the Company and its subsidiaries (the "**Group**") and its associates and joint ventures (collectively, the "**China Overseas Grand Oceans Series of Companies**") as follows:

For April 2026, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB3,341,000,000 and the contracted GFA reached 285,300 square meters, with a year-on-year increase of 27.3% and 27.9%, respectively. From January to April 2026, the total property contracted sales amounted to RMB11,432,000,000 and the total contracted GFA reached 975,900 square meters, with a year-on-year increase of 19.6% and 18.8%, respectively. As at the end of April 2026, the property subscription sales amounted to RMB618,000,000 and the subscription GFA reached 47,500 square meters.

The Group did not acquire any land parcel in April 2026. From 1 January to 30 April 2026, the Group newly acquired a total GFA of 86,651 square meters with the total land cost of RMB287,390,000, and attributable GFA of 86,651 square meters with the attributable land cost of RMB287,390,000, details of which are set out in the following:

No.	Date	City	Name of Project	Attributable Interest	Land Area (m^2)	Total GFA (m^2)	Total Land Cost (RMB mn)	Attributable GFA (m^2)	Attributable Land Cost (RMB mn)
1	30/01	Taizhou	Medical High Tech Zone Project	100%	35,707.00	86,651.00	287.39	86,651.00	287.39
				Total:	***35,707.00***	***86,651.00***	***287.39***	***86,651.00***	***287.39***

From January to April 2026, the Group acquired the remaining equity interests in two cooperative projects in Hefei City, Anhui Province for a total consideration of RMB104,099,518. Details of the transaction were disclosed in the announcement of the Company dated 30 March 2026.

The above-mentioned operating data is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or half-yearly basis due to various uncertainties during the process of collating such operating information. As such, the above data is provided for investors' reference only. **Shareholders and investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company.** When in doubt, shareholders and investors are advised to seek professional advice from professional or financial advisers.

For and on behalf of
China Overseas Grand Oceans Group Limited
Zhuang Yong
Chairman and Executive Director

Hong Kong, 8 May 2026

As at the date of this announcement, the Board comprises eight directors, of which three are executive directors, namely Mr. Zhuang Yong, Mr. Yang Lin and Mr. Zhou Hancheng; two are non-executive directors, namely Mr. Billy Yung Kwok Kee and Ms. Liu Ping; and three are independent non-executive directors, namely Dr. Timpson Chung Shui Ming, Mr. Jeffrey Lam Kin Fung and Mr. Andrew Fan Chun Wah.